

FINDINGS AND RECOMMENDED CONDITIONS OF APPROVAL

SITE AND ARCHITECTURE APPROVAL AMENDMENT (SA2005-40)

Application for a 363 square foot building addition to an existing hillside single family home at
2018 Wellington Drive.

APN: 029-48-046

Planning Commission Meeting: June 8, 2005

FINDINGS

1. The proposed project is consistent with the General Plan in that the building addition design materials and colors match the existing home and does not impact any sightlines in the hillside.
2. The proposed project is consistent with the zoning ordinance, in regards to hillside development standards.
3. The proposed project is categorically exempt from California Environmental Quality Act review as per CEQA Section 15301 (Existing Facilities).

RECOMMENDED SPECIAL CONDITIONS

1. This Site and Architectural Approval Amendment No. SA2005-40 is for approval of a 363 square foot building addition as shown on approved plans dated June 21, 2005 except as may be modified by these conditions of approval. (P)
2. This project shall be conducted in compliance with all appropriate local, state, and federal laws and regulations. (P)
3. The building addition shall match the existing building colors and materials. (P)
4. Prior to building permit issuance, the applicant shall submit revised side elevations of the addition that has the correct scaling and show that the addition will not exceed 17 feet in height, as measured from the finished grade. (P)

(P) = Planning Division

MILPITAS PLANNING COMMISSION AGENDA REPORT

Category: Public Hearing

Report Prepared by: Troy Fujimoto

Public Hearing: Yes: ☒ No: ☐

Notices Mailed On: 5-27-05

Published On: 5-26-05

Posted On: 5-27-05

TITLE: **HILLSIDE SITE AND ARCHITECTURAL REVIEW
AMENDMENT (SA2005-40)**

Proposal: Request to construct a 363 square foot building addition to an existing single-family home in the Hillside area

Location: 2018 Wellington Drive

APN: 029-48-046

RECOMMENDATION: **Recommend approval with conditions to City Council**

Applicant: Sullivan Santos, 90 Evandale Avenue, Mountain View, CA 94043

Property Owner: Elpidio and Nellie Baltazar, 2018 Wellington Drive, Milpitas, CA 95035

Previous Action(s): Hillside Residential approval

General Plan Designation: Hillside Very Low Density (up to 1.0 units per 10 gross acres)

Present Zoning: Single Family Residential with Hillside Combining District ("R1-H")

Existing Land Use: Single-Family Residence

Agenda Sent To: Applicant/owner

Attachments: Site and architectural plans

PJ No. N/A

BACKGROUND

In 1998, the City Council approved three single-family hillside homes in the northeast area of the City. Two of the homes are off of Wellington Drive and one is off of London Drive. These three homes were originally part of the 252 lot Weller Ranch Subdivision that was approved in 1978.

Site and Area

The site is located at the northeast corner (on the eastern boundary) of the City and is one of only three sites in this area that has the Single Family Hillside (R1-H) designation. The remainder of the homes in this area carry the Single Family, minimum lot size 10,000 square feet (R1-10) designation. The site is located west of the crestline and is approximately 1 acre in size. The site is generally flat at the front portion of the site and slopes upward to the rear of the site.

PROJECT DESCRIPTION

The application is submitted pursuant to Section 45.09 (Site and Architectural Approval) of the Hillside Combining "H" District. The applicant is requesting to construct a 363 square foot building addition at the back of the existing home. The addition would be for the purpose of providing an expanded library for the home. The addition is proposed to incorporate materials to match the existing building, including concrete tiles, stucco exterior and windows. The addition will be located inside the existing building envelope that was provided for in the original approval.

ISSUES

Conformance with the General Plan

The proposed use does not conflict with any General Plan Policies, and is consistent with Implementing Policy 2.a-I-18, which ensures that development in the hillside area is reviewed and approved such that it is keeping with the natural character of the hillside and views are protected and Policy 2.a-I-19, which encourages that views from the valley floor are protected and do not impact the crestline sight line. Because the addition does not exceed the height of the existing home and because it is located at the rear of the site with no grade change from the home, there will be no site impacts. In addition, the project proposes using matching existing building materials.

Conformance with the Zoning Ordinance

The 363 square foot building addition is consistent with the development guidelines for single family hillside zoning and are consistent with the guidelines for the Hillside area as follows:

a) **Avoid Unreasonable Interference with Views and Privacy**

The building addition will not be any taller than the existing structure and will not be built outside of the approved building envelope while meeting setback requirements. In addition, the building addition will be located at the rear of the home.

b) **Preserve Natural Landscape**

The building addition will preserve natural landscape as the project will not be proposing any grading on the site, nor the removal of any trees.

c) Minimize Perception of Excessive Bulk

The project is in conformance with the maximum size of a home in the Hillside district. In addition, it is not proposed to be any taller than the existing building.

d) Impairment of Light and Air

The addition will not impair light and air because it will not be any taller than the existing building and does not propose any type of exterior lighting.

e) Grading

The project does not involve any grading to the site as it will be constructed in an area that is already flat and level.

Impervious Surface

Currently the site has impervious surfaces that total approximately 6,000 square feet. With the addition, the impervious surface totals will equal 6,210 square feet, well under the allowable 8,000 square feet allowed.

The proposed building addition is consistent with the following applicable development standards of the hillside area:

Hillside Development Standards	Proposed Project	Complies ?
Front = 25 feet* Side, and rear setbacks: 40 feet	Front=25', side=40' and over, rear=over 40'	Yes
Building Height = 17 feet	Exceeds 17 feet	See section below
Maximum impervious surface area: 8,000 square feet	6,210 square feet	Yes
Maximum House Size = 6,000 square feet	4,323 square feet	Yes

* At time of original approval, the required front yard setback was 25 feet.

One of the elevations on the plans show that the height of the building will exceed 17 feet, however, after verification with the property owner, it was determined that the scaling on the side elevation drawings were done in error. The rear elevation shows the correct height to be below 17 feet. To ensure that the height does not exceed 17 feet, **staff recommends** the applicant submit revised side elevations of the addition that has the correct scaling and show that the addition will not exceed 17 feet in height, as measured from the finished grade.

Conformance with CEQA

The proposed project is categorically exempt from further environmental review pursuant to Class 1, Section 15301 ("Existing Facilities") of the California Environmental Quality Act (CEQA) Guidelines. The proposed project will not result in an increase of floor area greater than

2,500 sq. ft. nor will it increase the total floor area more than 50% of the structure before the addition.

RECOMMENDATION

Recommend to City Council approval of the Site and Architectural Approval amendment (SA 2005-40) based on the Findings and Recommended Special Conditions listed below:

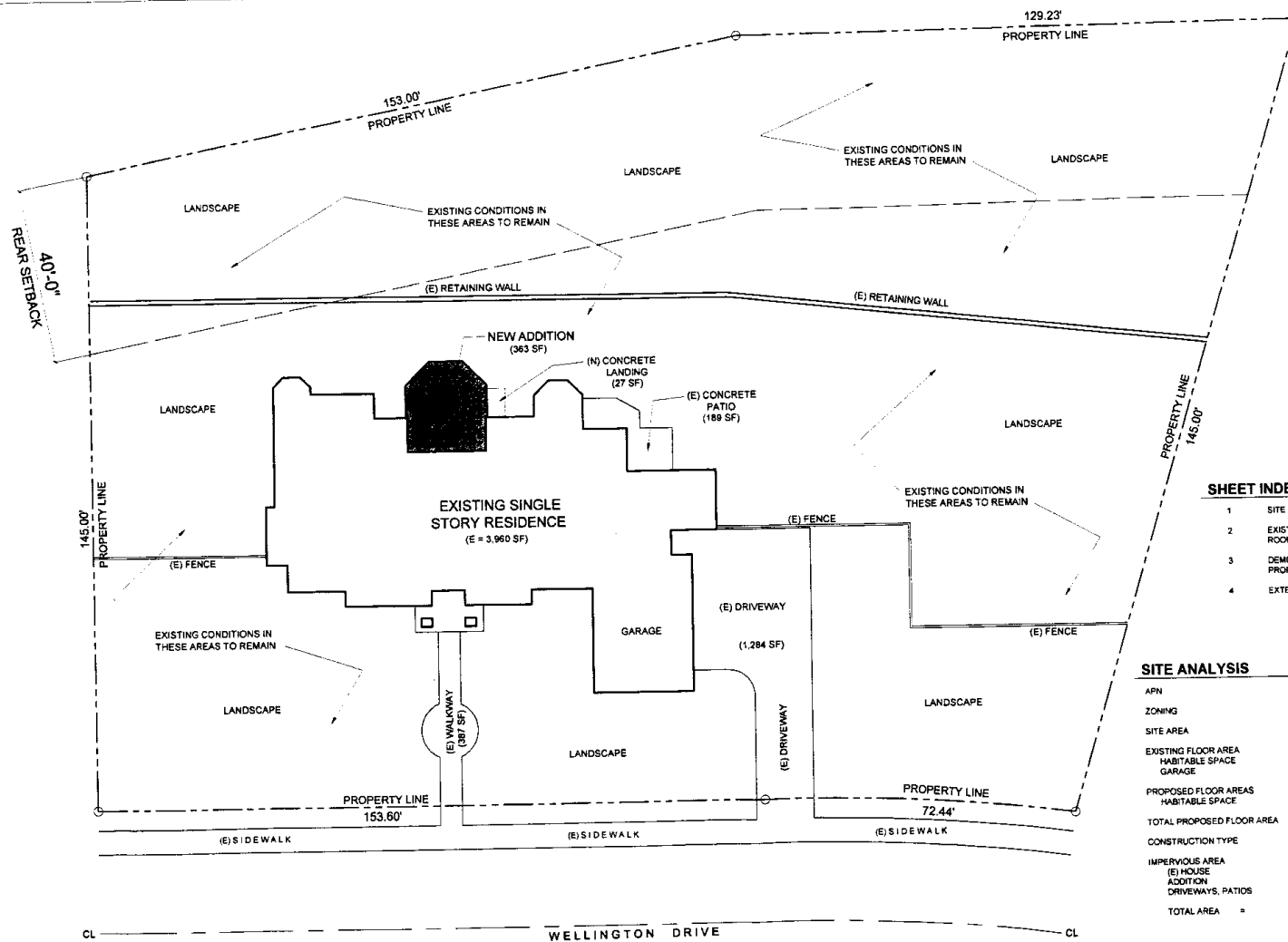
FINDINGS

1. The proposed project is consistent with the General Plan in that the building addition design materials and colors match the existing home and does not impact any sightlines in the hillside.
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SHEET INDEX

- 1 SITE PLAN
- 2 EXISTING FLOOR PLAN
ROOF PLAN
- 3 DEMOLITION PLAN
PROPOSED FLOOR PLAN
- 4 EXTERIOR ELEVATIONS

SITE ANALYSIS

APN	029 - 48 - 046
ZONING	R - 1 - HS
SITE AREA	41,906 SF (0.96 AC)
EXISTING FLOOR AREA	3,960 SF (TOTAL)
HABITABLE SPACE	3,205 SF
GARAGE	875 SF
PROPOSED FLOOR AREAS	363 SF
HABITABLE SPACE	
TOTAL PROPOSED FLOOR AREA	4,323 SF
CONSTRUCTION TYPE	V - N
IMPERVIOUS AREA	3,960 SF
(E) HOUSE	363 SF
ADDITION	1,687 SF
DRIVEWAYS, PATIOS	
TOTAL AREA	= 6,210 SF (14.8 %)

REVISIONS	BY

DESIGN & DOCUMENTATION BY

SSS DESIGNS

90 Emerald Avenue, Suite 200
Menlo Park, CA 94025
Phone (650) 344-1177
www.sssdesigns.com

ADDITION TO

THE BALTAZAR RESIDENCE

2018 WELLINGTON DRIVE
MILPITAS, CALIFORNIA

ADDITION TO

THE BALTAZAR RESIDENCE

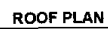
2018 WELLINGTON DRIVE
MILPITAS, CALIFORNIA

DATE MAY 9, 2005

AS NOTED

NBR - 004

1



1/8" = 1'-0"



1/8" = 1'-0"

DESIGN & DOCUMENTATION BY
SSS DESIGNS
390 Evansdale Avenue Mountain View, CA 94043
Phone 408-960-1839 Fax 408-960-1842
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EXISTING FLOOR PLAN

ADDITION TO
THE BALTAZAR RESIDENCE
2018 WELLINGTON DRIVE
MILPITAS, CALIFORNIA

CLASS	Jr SS
CHECK	SSS
DATE	SEPT 14, 2004
SIGN	AS NOTED
FOR	NBR - 004

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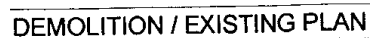
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1. DEMOLITION PLAN IS PROVIDED FOR REFERENCE ONLY. GENERAL CONTRACTOR SHALL CAREFULLY COORDINATE DEMOLITION AND REMOVAL WITH NOTES AND DIMENSIONS INDICATING THE EXTENT AND NATURE OF NEW CONSTRUCTION SHOWN ELSEWHERE IN THESE DOCUMENTS.

2. GENERAL CONTRACTOR IS RESPONSIBLE FOR SECURELY SHORING IN PLACE ALL OVERHEAD STRUCTURES PRIOR TO THE REMOVAL OF ANY EXISTING EMBARKMENT STRUCTURES.

3. CAP-OFF PLUMBING, GAS, AND ELECTRICAL LINES AS REQUIRED.

EXISTING WALLS TO REMAIN
NEW WALL (2X8 STUDS @ 16" O.C.)
EXISTING WALLS TO BE REMOVED


$$1/4'' = 1' - 0''$$

$$1/4'' = 1' - 0''$$

REVISIONS

DATE: _____

BY: _____

NO.	REVISION	DATE	BY
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DESIGN & DOCUMENTATION BY
SSS DESIGNS
D Evandale Avenue, Mountain View, CA 94043
Phone 650 - 9661839 Fax 650 - 9661842
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PROPOSED FLOOR PLAN
DEMOLITION PLAN

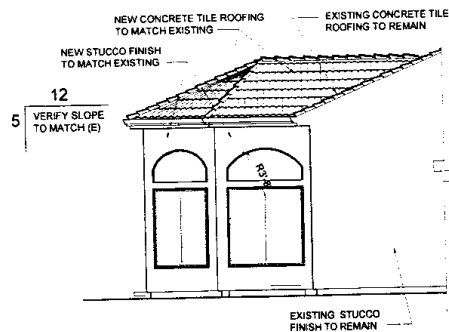
ADDITION TO
THE BALTARZ RESIDENCE
2018 WELLINGTON DRIVE
MILPIITAS, CALIFORNIA

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CHECKED	SSS
DATE	MAY 9, 2005
SCALE	AS NOTED
JOB NO.	NBR - 004
ANALYST	

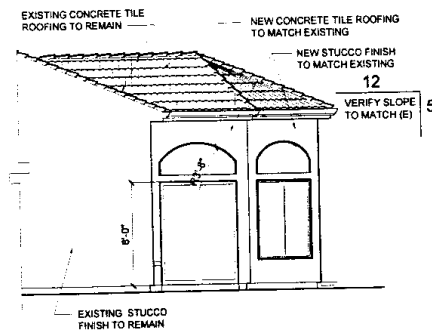
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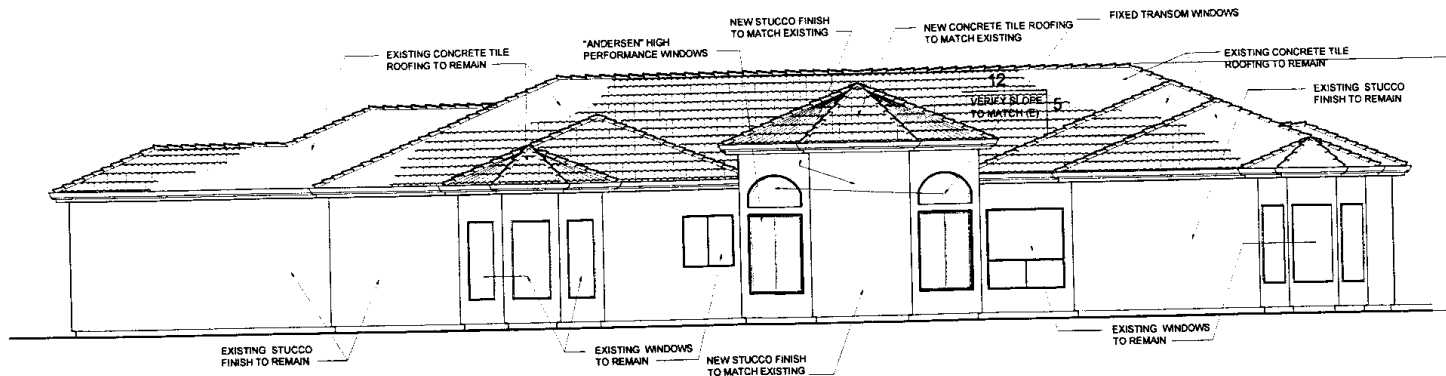
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LEFT SIDE ELEVATION 1/4" = 1'-0"



RIGHT SIDE ELEVATION 1/4" = 1'-0"



REAR ELEVATION 1/4" = 1'-0"

REVISIONS	BY



EXTERIOR ELEVATIONS

ADDITION TO
THE BALTAZAR RESIDENCE
2018 WELLINGTON DRIVE
MILPITAS, CALIFORNIA

DATE:	Jr:55
DATE:	555
DATE:	MAY 9, 2005
SCALE:	AS NOTED
DATE:	NR - 004

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